



Department of Planning, Housing, & Community Development

Mayor, Matthew T. Ryan
Director, Tarik Abdelazim

Date: 17 June 2013
To: Commission on Architecture & Urban Design Members
Subject: **60 Glenwood Avenue – Determination of Significance (Demolition)**
Tax ID: 143.68-5-28
Case: CAUD 2013-19
Copies: T. Costello; C. Pierce; file

A. Review Requested

LCP Group, the contractor for the property owner, John F. Mulvey, submitted a demolition permit application for the property at 60 Glenwood Avenue. The structure has been determined to be more than forty (40) years old; any building more than forty (40) years old must receive a Determination of No Historical Significance from the Commission on Architecture and Urban Design (CAUD) before a demolition permit may be issued.

B. Proposal

The Applicant proposes to demolish the existing structure; the anticipated use of the property will be for a parking area.

C. Property History and Condition

Year of Construction	ca. 1930-1940
Land Use	Converted Residential
Description	The property is a two-story former residential structure, with an attic. It is a simple vernacular design, with a cross-gabled roof. There is no ornamentation or detailing. The siding was originally wood clapboard, but was covered with vinyl siding, much of which has come off the structure. The windows are modern, vinyl-frame windows in a mix of sizes and styles; a number of the windows have been removed or broken. The first floor has been converted into commercial/retail space, with a store front on the sidewalk.
Significance	None Identified

D. Staff Findings

Demolition Criteria

1. An outstanding example of a structure or memorial representative of its era, either past or present.

The structure is of a common vernacular design, with no ornamentation.

2. One of the few remaining examples of past architectural style or combinations of styles.

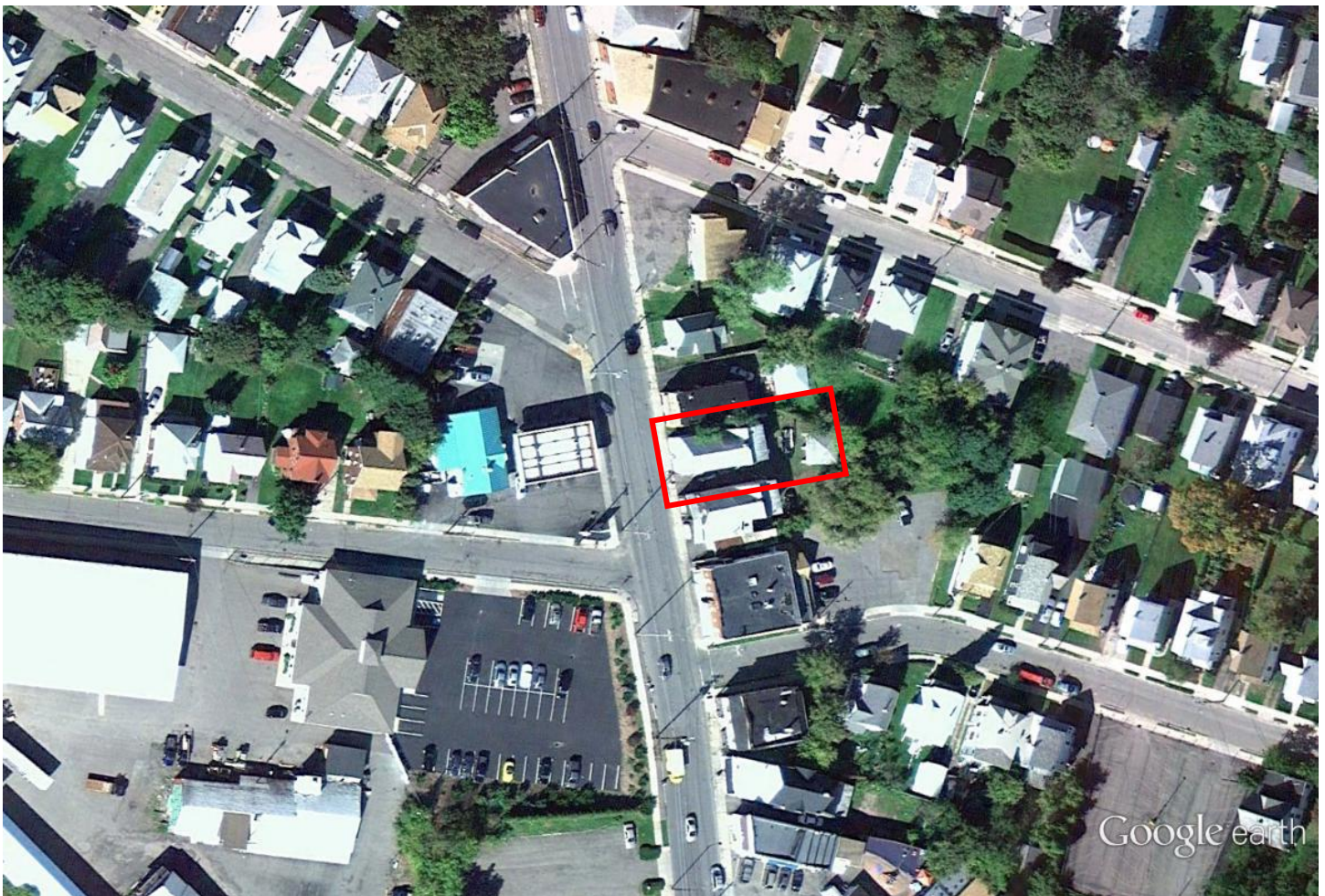
The structure is of a common vernacular design; there are numerous examples in the City.

3. The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place.

The structure has no association with any historically significant people or events.

The properties surrounding this structure are primarily commercial or converted residences. The property has been unused and poorly maintain for a period of years. While the loss of a property is unfortunate, this property does not meet the criteria for inclusion as a local landmark; additionally, there is a notable lack of parking for the existing commercial businesses in the area, and has been a source of concern for the residents; the creation of a new parking area may be beneficial in this particular case.

E. Photographs



Aerial photograph – October 2011



June 2013



ca. 2000